

Department of Permitting and Inspections

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MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 410 Appletree Point Road
Date: November 9, 2021

File: ZP-21-541
Location: 410 Appletree Point Road
Zone: RL-W **Ward:** 4N
Parking District: Neighborhood
Date application accepted: July 13, 2021, Complete October 25, 2021
Applicant/ Owner: Charlie Schmidt / Laura McCurdy
Request: Demolition of existing residence and construction of new single family home.

Overview:

The applicant is seeking approval to demolish an existing residence and to replace it with a new single family home. The new home will be set further back from the lakeshore than the existing. The driveway will be reworked, and a "low mow" zone will be established along the lakeshore as required.

The Conservation Board reviewed this application November 1, 2021 and recommended approval of the application as presented.

The Development Review Board will review this application December 21, 2021.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is located along the Lake Champlain shoreline just north of Appletree Point. The shoreline is an identified significant natural area. Much of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. The new home will be set further inland than the existing residence, and the footprint of the existing home will be filled, graded, and converted to green space. The new home is larger than the existing

home, and the total development footprint doubles from 11% lot coverage to 22% coverage. Limited tree cutting is proposed along with the installation of a variety of new trees as depicted in the landscape plan.

The redevelopment of this property exceeds 400 sf and, therefore, requires a “low mow” zone along the lakeshore proportionate in size to the redeveloped area (with a maximum depth of 50’ and maximum span of 80% of the lakeshore frontage). Redeveloped lot coverage totals approximately 8,235 sf in this proposal. The required low mow zone is depicted on the site plan. It spans the entire width of the lakeshore and may be reduced to 80% if the applicant so chooses.

(b) Topographical alterations

Much of the lot is flat but drops steeply towards the lakeshore along its western boundary. Existing topographic conditions will remain largely unchanged.

(c) Protection of important public views

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and most mature vegetation will be retained. Its construction will not adversely affect public views from the lake towards shore.

(d) Protection of important cultural resources

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant’s responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

Rooftop solar panels are depicted on the proposed building elevation drawings. The proposed home is well situated to take advantage of its solar energy potential.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature’s events

An erosion prevention and sediment control plan is required and is subject to review and approval by the city’s stormwater program staff. Stormwater runoff will be handled largely by infiltration into surrounding green space. The front door is sheltered under a small overhang.

(h) Building location and orientation

As noted above, the new home will be set further from the lakeshore than the existing residence. Like most homes in the neighborhood, it will remain far back from the street edge. While situated more than 100’ from the road, the new home will have a front door facing inland towards the road.

An attached garage will be located to the side of the home and will be set back from the projecting front line of the home. Note that this criterion calls for the garage to be set back from

the longest street facing wall of the home. In this case, the garage appears to be even with the longest street facing wall of the residence. It is setback only from a projection in the building's center. Modest design revision is needed in order to comply with this criterion. The width of the garage is compliant.

(i) Vehicular access

An existing driveway will continue to serve the property. The driveway will be reworked to access the proposed home.

(j) Pedestrian access

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk or street. This section of Appletree Point Road is private. No front walkway is proposed. Consistent with past practice in such situations, no front walkway is required.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Parking will be provided within the attached garage and within surface parking spaces adjoining the driveway. Circulation and access is provided via the private driveway. The four surface parking spaces are located in front of the residence. This criterion calls for parking to be placed to the side or rear of the building. More specifically, the standards of Sec. 8.1.12, (b) *Front Yard Parking and Residential Driveways*, requires that parking spaces in all residential zoning districts be located to the side or rear of the principal residential structure. Sec. 8.1.9, *Maximum On-Site Parking Spaces*, limits onsite parking to 125% of the minimum requirement. In this case, 2 parking spaces are the minimum requirement for a single family home in this "neighborhood" parking district. Up to 3 parking spaces may be allowed within the 125% limit. As a result, at least 2 of the parking spaces must be deleted and the remaining spaces relocated to the side of the home or incorporated into the driveway.

(m) Landscaping, fences, and retaining walls

Much of the lakeshore is vegetated, and only limited tree clearing is proposed. A basic landscaping plan has been provided and depicts several new trees to be planted in the green space around the home. Several low landscaping walls are depicted in the project plans, but none appear to function as retaining walls.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

Exterior building entries will be illuminated. An outdoor wall sconce fixture will be installed at several locations to provide this illumination. The fixture is cutoff and is acceptable.

(p) Integrate infrastructure into the design

Utility lines must be buried as part of this reconstruction. The site plan depicts overhead lines and a relocated utility pole. Relocation of the pole may be moot in light of the undergrounding

requirement for the lines. Utility meter locations are not evident and must be depicted and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home has a substantially larger footprint than the existing home; however, it is only a single story tall, whereas the existing home is 2 stories. The proposed home is of a scale similar to neighboring homes along this stretch of lakeshore. The perceived mass of the building reads as several distinct components with recesses and projections. The proposed home projects a simple elegance.

2. Roofs and Rooflines

The proposed home will have gable roofs that intersect in the center. Gable roofs are common in this neighborhood and on single family homes generally.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by a small overhang. Fenestration is appropriately scaled and stylistically appropriate for the proposed building design.

(b) Protection of important architectural resources

The existing building is not listed on the state or national historic register, nor has it been deemed eligible for listing. Its removal will have no adverse impact on Burlington's wealth of important architectural resources.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As with a number of homes in this neighborhood set far from Appletree Point Road, this home has little street presence. Although set well back from the road, the east elevation clearly reads as the home's primary façade and contains an obvious front entry.

(e) Quality of materials

The proposed home will be clad in wooden vertical shiplap siding. Standing seam metal roofing will be installed on the roofs except for a small section of flat rubber roofing over the front entry. Clad wooden windows will be installed throughout. The materials proposed are of acceptable quality and durability for this new construction.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No rooftop mechanical equipment is depicted on the project plans. If any exterior equipment is proposed, rooftop or otherwise, it must be depicted and screened.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

Approve per the following conditions and forward to the Development Review Board.

1. A "small project erosion prevention and sediment control" plan must be submitted to the city's stormwater program staff for review.
2. Revised project plans addressing the following are needed:
 - a. Adjustment of the attached garage to be set behind the longest street-facing wall of the residence;
 - b. Deletion of 2 parking spaces and relocation of remaining surface parking spaces to the side of the proposed home or incorporated within the driveway;
 - c. Buried utility lines;
 - d. Utility meter locations and screening; and,
 - e. Depiction of any exterior mechanical equipment and related screening.